

PLANNING AND ZONING COMMISSION  
Monday, November 8, 2010 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Lynch, representing Landmarks.

Approval of Minutes

Mr. Vasko made a motion to approve the minutes of the October 11, 2010 regular Commission meeting. Mr. Knowlton seconded the motion.

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Lynch.

NAYS:

ABSTAIN:

Motion Carried.

Mr. Knowlton made a motion to approve the minutes of the October 27, 2010 special Commission meeting with the correction of changing text to indicate the meeting was a special meeting. Mr. Vasko seconded the motion.

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Lynch

NAYS:

ABSTAIN:   Mr. Abbott

Motion Carried.

Public Comment - None

Public Hearings

Item 1. Variance application #VA-10-05 and Preservation Area application #PA-10-07

Property owner and applicant, Wendell Collier, for property located at 180 West Waterloo Street, requested a variance to (A) Section 1153.04 to allow an accessory structure without a principal structure, (B) Section 1185.05 to allow a gravel driveway, (C) Section 1195.04(a) to allow accessory structures within side yard setbacks and (D) Section 1195.04(e) to allow multiple accessory structures on a single property. Mr. Collier also requested Preservation Area approval for two metal carports. Andrew Dutton, Zoning Officer, gave the staff report. Mr. Collier was present to answer questions from the Commission.

Mr. Knowlton asked how the location of the structure was ascertained. Mr. Dutton stated that the location was determined per dimensions provided by the applicant.

Mr. Collier stated that the carport in front of the garage had been removed.

Dr. Konold stated that he would prefer to have the garage expanded instead of a carport and he considered the gravel a driveway since cars were being driven on it.

The Commission continued their discussion about the applications.

Public Comment – none.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Lynch

NAYS:

Motion Carried.

Mr. Knowlton made a motion to approve application #VA-10-05. Mr. Abbott seconded the motion.

VOTE: AYES:  
NAYS: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon  
and Mr. Vasko  
Motion failed.

Mr. Vasko made a motion to approve application #PA-10-07. Mr. Knowlton seconded the motion.

VOTE: AYES: \_\_\_\_\_  
NAYS: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Lynch  
Motion failed.

## Item 2. Zoning Amendment application #ZA-10-03

A Zoning Amendment to amend Chapters 1131, 1135 and 1137 of the Zoning Code was initiated by the Planning and Zoning Commission. Mr. Dutton reviewed the proposed changes to the Zoning Code. Mr. Dutton noted a correction to Section 1135.07(c) changing the last sentence to “fee as stipulated by the adopted development fee schedule” instead of “bond equal to twice the cost of remaining improvements”.

Mr. Vasko made a motion to close the public hearing. Ms. Solomon seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

Dr. Konold made a motion to recommend Zoning Amendment application #ZA-10-03 to Council with the wording changes in Chapter 1135.07(c). Mr. Abbott seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:  
Motion Carried.

Old Business - None

New Business

1. Mr. Dutton indicated that there were two Findings of Fact and Conclusions of Law that had been drafted for the Commission to approve.

Mr. Vasko made a motion to approve the Findings of fact and Conclusions of Law for Preservation Area application #PA-10-03 by John Bakitis. Ms. Solomon seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Lynch  
NAYS:

Motion Carried.

Dr. Konold made a motion to approve the Findings of fact and Conclusions of Law for Variance application #VA-10-07 by Wagenbrenner Development. Mr. Abbott seconded the motion.

VOTE: AYES: Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold and Mr. Vasko  
NAYS:  
ABSTAIN: Ms. Solomon

Motion Carried.

2. Mr. Dutton reviewed the Zoning Code Changes for Automotive Uses. Mr. Hollins explained that provided text was for informational purposes and to collect the Commission's comments. The Commission also discussed the goals they were trying to achieve by making changes.

Planning and Zoning Administrator's Report

Mr. Dutton asked the Commission's availability for appeals of their decisions to Council. Mr. Christensen stated that he would attend the December 6<sup>th</sup> meeting and Mr. Vasko agreed to attend the December 20<sup>th</sup> meeting.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Knowlton seconded the motion.

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms.  
                              Solomon, and Mr. Vasko  
              NAYS:  
                              Motion Carried.

Time Out: 7:47 p.m.

Date \_\_\_\_\_

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Bill Christensen, Chairman

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Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.